

\$174,900 - 195, 370165 79 Street E, Rural Foothills County

MLS® #A2220725

\$174,900

1 Bedroom, 1.00 Bathroom, 484 sqft
Residential on 0.10 Acres

NONE, Rural Foothills County, Alberta

A little piece of heaven awaits in one of the largest lots within the gated community of Country Lane Estates. Conveniently located just minutes from both Okotoks and High River, this property is near the Aldersyde turnoff . The park offers a range of amenities, including a pool, gym, lounge, party room, playground, and dog park. While there is a shared laundry facility available, this home includes its own private laundry setup.

The 2002 Ridgewood Park Model is spacious, well-maintained, and perfect for comfortable living. It features a large bedroom with ample closet space and natural light, along with a loft area ideal for visiting grandchildren. The living room boasts an open beam ceiling and sliding patio doors that lead out to a generous deck. The loft overlooks the living room, enhancing the open, airy feel of the space. The loft features another 187 sq ft that is not above grade.

The galley kitchen offers plenty of cabinetry for all your necessities and extra storage. A three-piece bathroom with a large shower adds to the home's functionality and comfort.

The large, beautifully landscaped lot includes a designated area for a fire pit and offers paved parking pad for extra parking options. A 10x12 shed provides extensive storage and



houses a dryer, lawn mower, and electric weed trimmer. The home comes fully furnished, including a portable air conditioner, kitchen essentials, window coverings, and a portable clothes washer.

All of the patio furniture will also stay along with the propane BBQ,

This property is located in a peaceful part of the park, within walking distance to the river. It is truly one of the most attractive homes in the community. Country Lane Estates is a seasonal park open from April to October, making it ideal for snowbirds or as a second home for summer enjoyment. Condo fees are \$185 per month and include water and sewer services. Propane fuels the stove, and electricity is individually metered.

This property is a must-see and is sure to impress. It shows 10 out of 10.

Built in 2002

Essential Information

MLS® #	A2220725
Price	\$174,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	484
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Recreational
Style	Park Model
Status	Active

Community Information

Address	195, 370165 79 Street E
---------	-------------------------

Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0A0

Amenities

Amenities	Park, Clubhouse, Coin Laundry, Dog Park, Outdoor Pool, Playground
Parking Spaces	3
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	Vaulted Ceiling(s), Built-in Features, Laminate Counters
Appliances	Dishwasher, Refrigerator
Heating	See Remarks
Cooling	None, Other

Exterior

Exterior Features	Fire Pit
Lot Description	Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding

Additional Information

Date Listed	May 16th, 2025
Days on Market	88
Zoning	DC10

Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.